



## 25 Round Hill, Illingworth, Halifax, HX2 9XJ

Offers Over £249,000

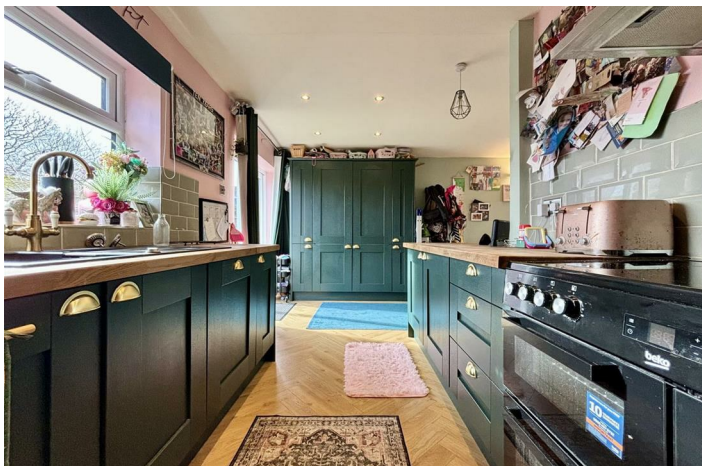
- EXTENDED FOUR BEDROOM SEMI DETACHED
- SPACIOUS KITCHEN-DINER LIVING SPACE
- ENCLOSED REAR GARDEN
- CLOSE TO TWO HIGHLY REGARDED SCHOOLS
- MODERN FITTED KITCHEN & BATHROOM
- WELL PRESENTED THROUGHOUT
- OFF-ROAD PARKING
- ENSUITE & GROUND FLOOR WC
- AN IDEAL FAMILY HOME
- GROUND FLOOR WC & UTILITY

# 25 Round Hill, Halifax HX2 9XJ

**\*\* FOUR BEDROOM EXTENDED SEMI DETACHED \*\* WELL PRESENTED THROUGHOUT \*\* IMPRESSIVE OPEN PLAN KITCHEN-DINER \*\* OFF-ROAD PARKING & GARDENS FRONT & REAR**  
**\*\* This spacious family home on Round Hill in HX2 is ready to move in and has been well maintained by the current owners. Situated in a cul-de-sac position and within catchment of two local highly regarded schools, plus easy access to local amenities and the town centre. Briefly comprising of: Entrance Hall, Lounge, a spacious Kitchen-Diner, Utility Room with WC, four good-sized Bedrooms and a family Bathroom. Early viewing is advised.**



Council Tax Band: B



### **Entrance Hall**

The front door leads into an inviting hallway with stairs leading off to the first floor and doors to the lounge and kitchen-diner.

### **Lounge**

12'11 x 9'11

Window to the front elevation, TV point and a central heating radiator.

### **Kitchen-Diner**

21'5 x 17'6 max

Previously two rooms but now open plan, having designated kitchen area and dining/living space. The kitchen comprises of a range of fitted shaker style cabinets with ample working surface space and a range of integrated appliances. There are windows to both the front and rear elevations, plus French doors leading out to the garden; allowing for plenty of natural light. Laminate flooring throughout and a door to the utility room.

### **Utility Room**

Fitted with base and wall units to match the kitchen, stainless steel sink & drainer and a WC. Window to the rear elevation.

### **First Floor**

Landing area giving access to all bedrooms & the family bathroom.

### **Bedroom One**

12'2 x 10'0

Window to the front elevation offering a pleasant outlook, central heating radiator and a door to an ensuite shower room.

### **Ensuite Shower Room**

Comprising of a shower cubicle with glass door and a wall mounted washbasin. Window to the front elevation and a chrome heated towel rail.

### **Bedroom Two**

12'2 x 9'9

Window to the front elevation with open aspect and a central heating radiator.

### **Bedroom Three**

11'3 x 7'10

Window to the rear elevation and a central heating radiator.

### **Bedroom Four**

8'7 x 7'10

Window to the rear elevation and a central heating radiator.

### **Bathroom**

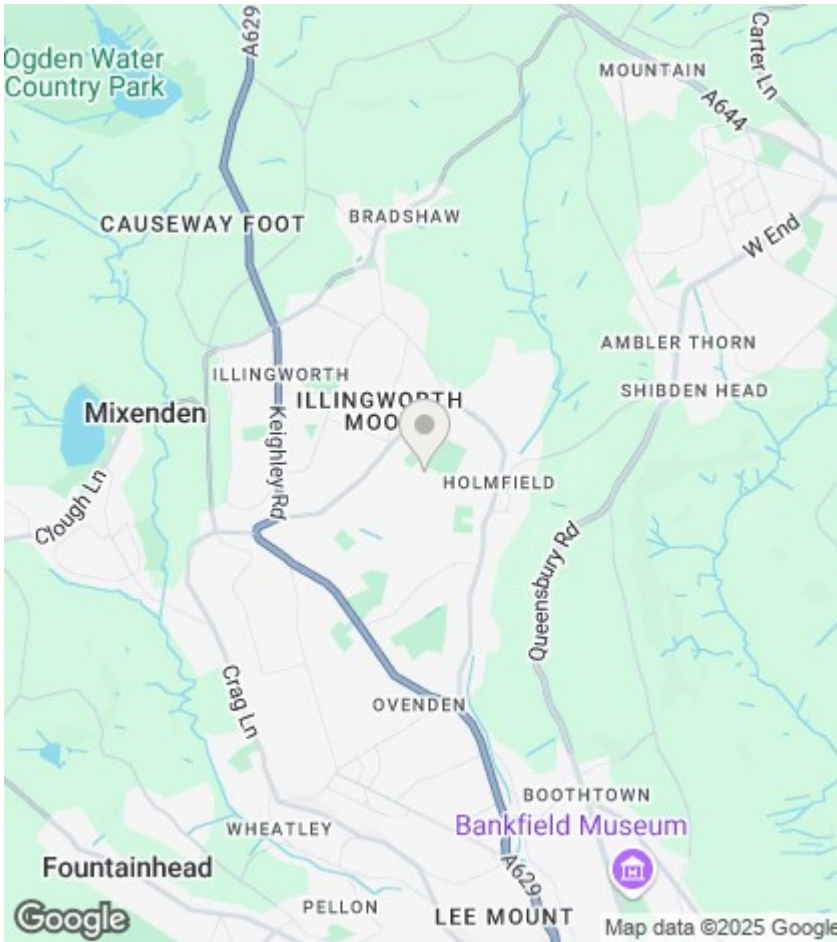
A modern, fully tiled family bathroom comprising of a roll-top bath with mains powered shower over, rectangular washbasin set in a vanity unit with storage below and a WC. Window to the rear elevation.

### **External**

To the front of the property is an open-plan block-paved driveway with easy parking for two cars and a lawn area with mature shrubs and hedging. To the rear is an enclosed garden space with a paved patio seating area, lower level with artificial grass and flowerbeds, plus a further smaller seating area.







## Directions

## Viewings

Viewings by arrangement only.  
Call 01274884040 to make an appointment.

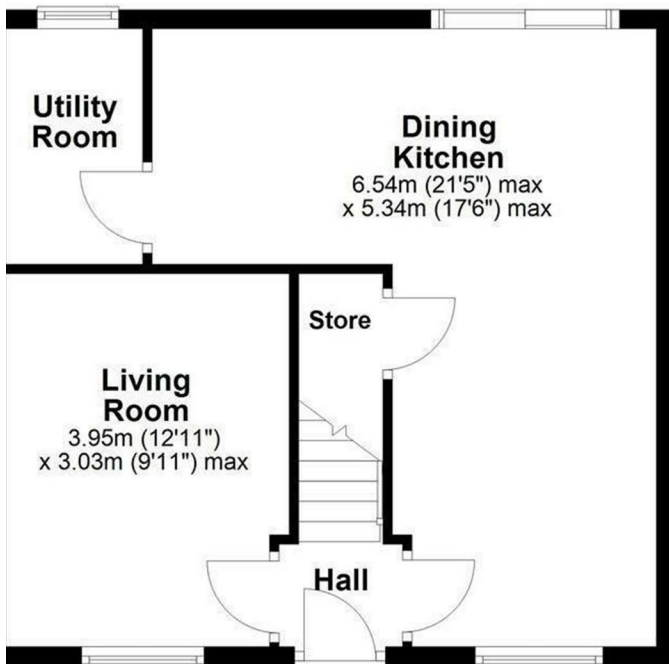
## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		83
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

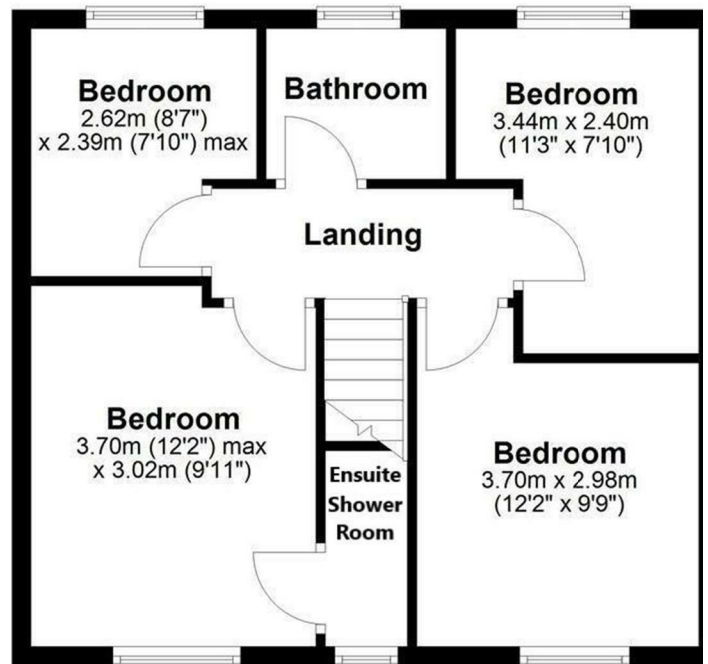
### Ground Floor

Approx. 48.2 sq. metres (519.3 sq. feet)



### First Floor

Approx. 46.1 sq. metres (495.8 sq. feet)



Total area: approx. 94.3 sq. metres (1015.0 sq. feet)